

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark Kutney, AICP, Development Services Director / (954) 797-1101
Prepared by: David M. Abramson, Planner I

SUBJECT: TU 3-3-04, East Coast Cycles, 8242 State Road 84, Davie, FL 33324

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM: Temporary Use Permit for East Coast Cycles

REPORT IN BRIEF: The applicant (East Coast Cycles) is requesting an approval for "Go-Ped Show." East Coast Cycles is located in "Discount Center" on the south side of State Road 84 between University Drive and Pine Island Road. The event will take place along the west side of the shopping centers. Automobile traffic to and from the event is via State Road 84. Parking for the event will be provided on the front and west side of the shopping center in existing parking lots. This application is an after the fact permit and the applicant has paid a double fee. The event was on February 28, 2004 and ran from 12:00 p.m. to 4:00 p.m. A satisfactory site plan accurately depicting all details of the request has been reviewed by the Development Review Committee (DRC) and is attached.

DURATION OF EVENT: The duration of the request is Saturday, February 28, 2004 from 12:00 p.m. to 4:00 p.m.

Section 12-319 of the Land Development Code requires that three (3) criteria be met for temporary use permits:

- (1) Any nuisance or hazardous features involved is suitably separated from adjacent uses;
- (2) Excessive Vehicular traffic will not be generated on minor residential streets; and,
- (3) A vehicular parking problem will not be created.

Staff finds that the East Coast Cycles activities will be suitably separated from adjacent uses, there will be no excessive traffic generated on minor residential streets, and a vehicle parking problem is not anticipated. In addition the following conditions apply:

- (1) Any temporary use authorized by town council shall be approved and accepted as to all terms and conditions by the applicant in writing within ten (10) days of the date such temporary use is authorized. The applicant shall file such authorization with the Development Services Department.
- (2) A building permit must be secured prior to the event.
- (3) All concerns and comments as identified by reviewing agencies on the building permit must be addressed prior to the issuance of a Building permit.
- (4) Provide proper traffic control presents, such as barricades or cones, around the tents.

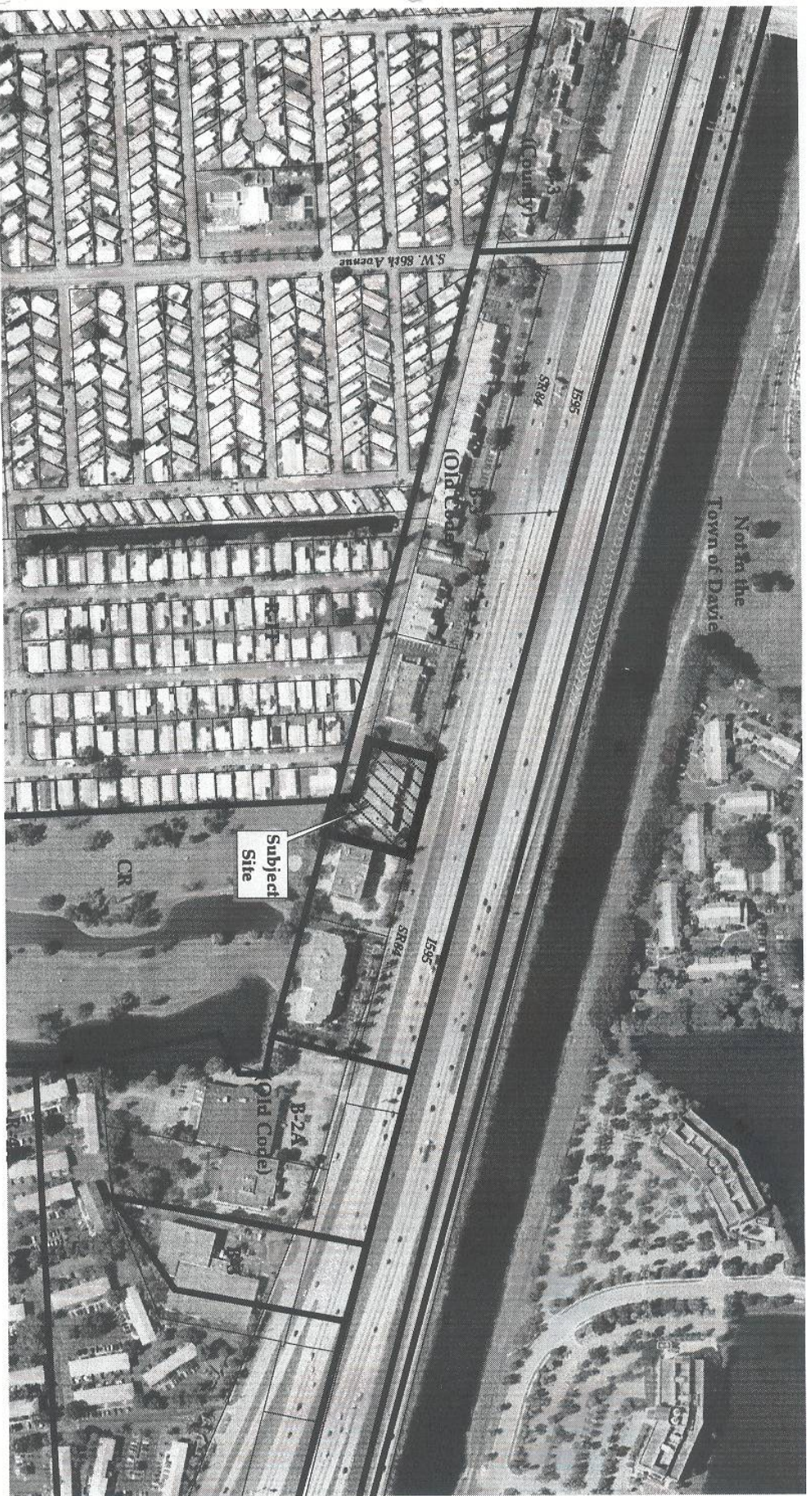
PREVIOUS ACTIONS: None

CONCURRENCES: None

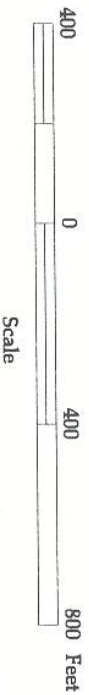
FISCAL IMPACT: None

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

Attachment(s): Subject map, Site plan.

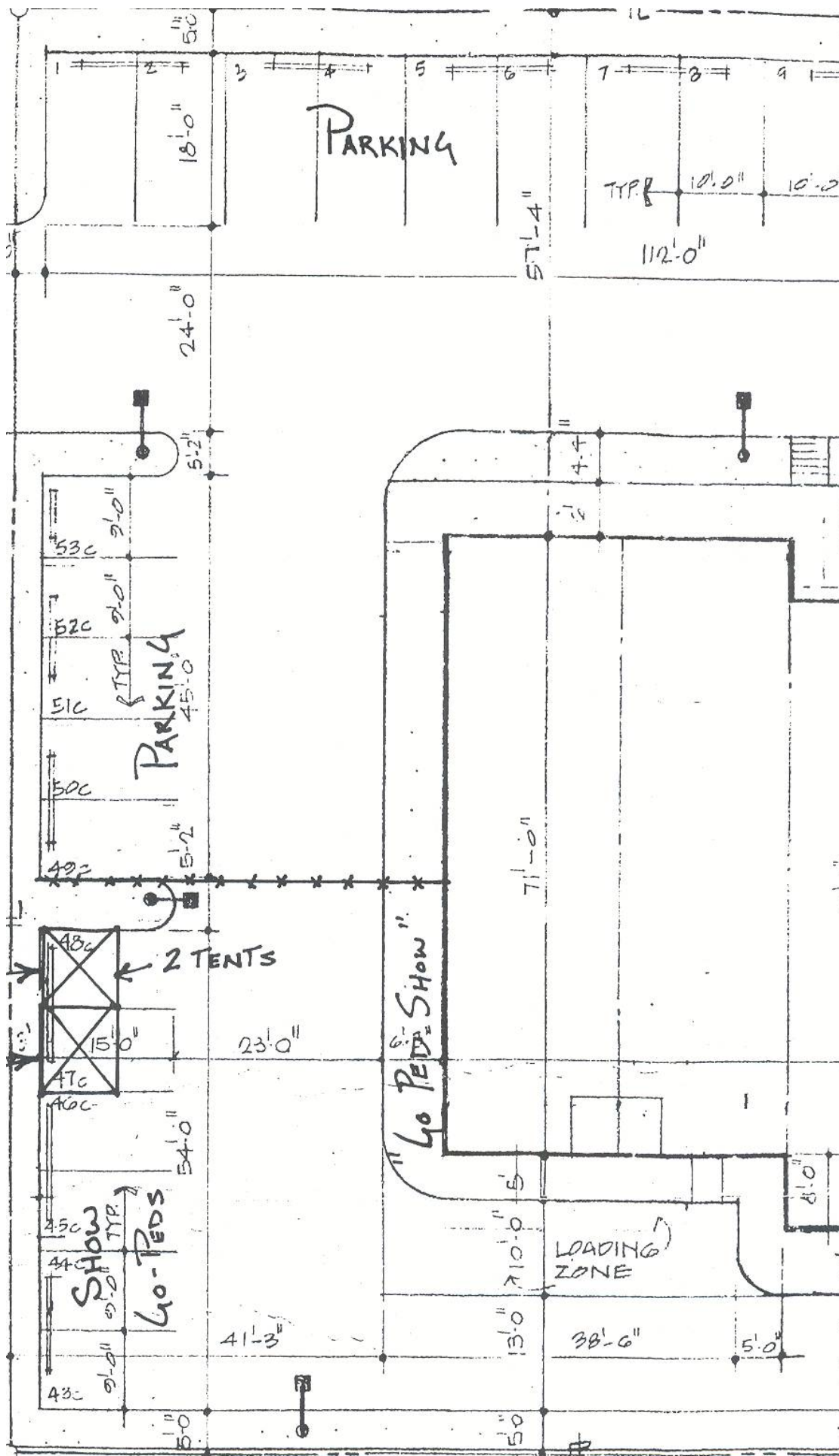


The Town of Davie
Development Service Department
Planning & Zoning Division



Temporary Use Application
TU 3-3-04 / East Coast Cycles
Subject Site, Zoning and Aerial Map

Prepared By:
Date Prepared:



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